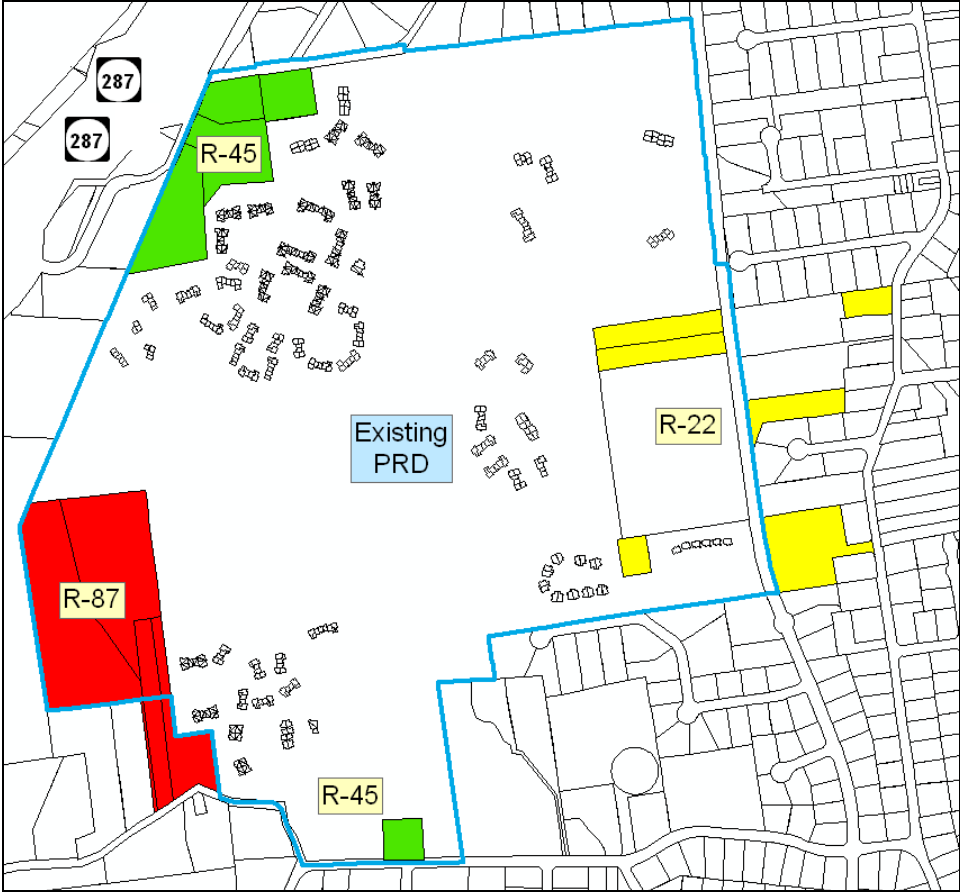
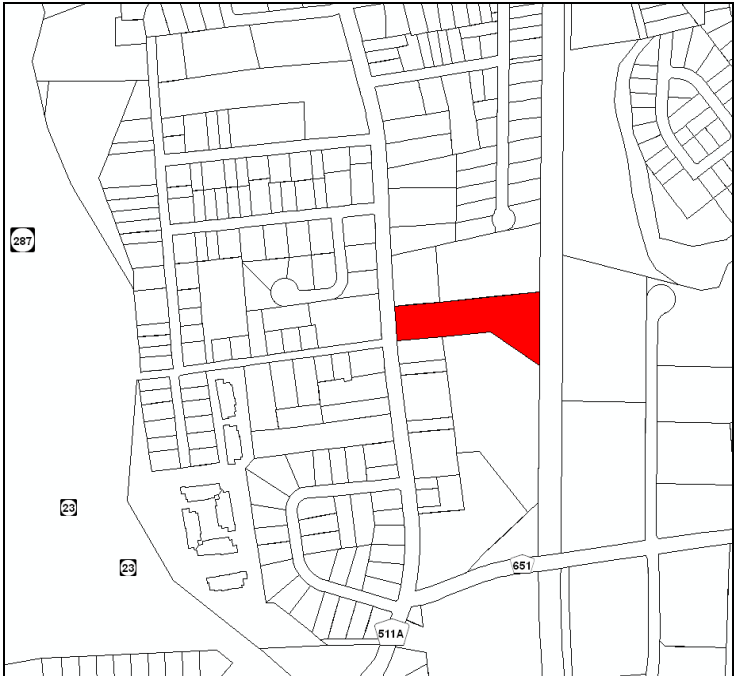


Zoning Ordinances Introduced: December 2010

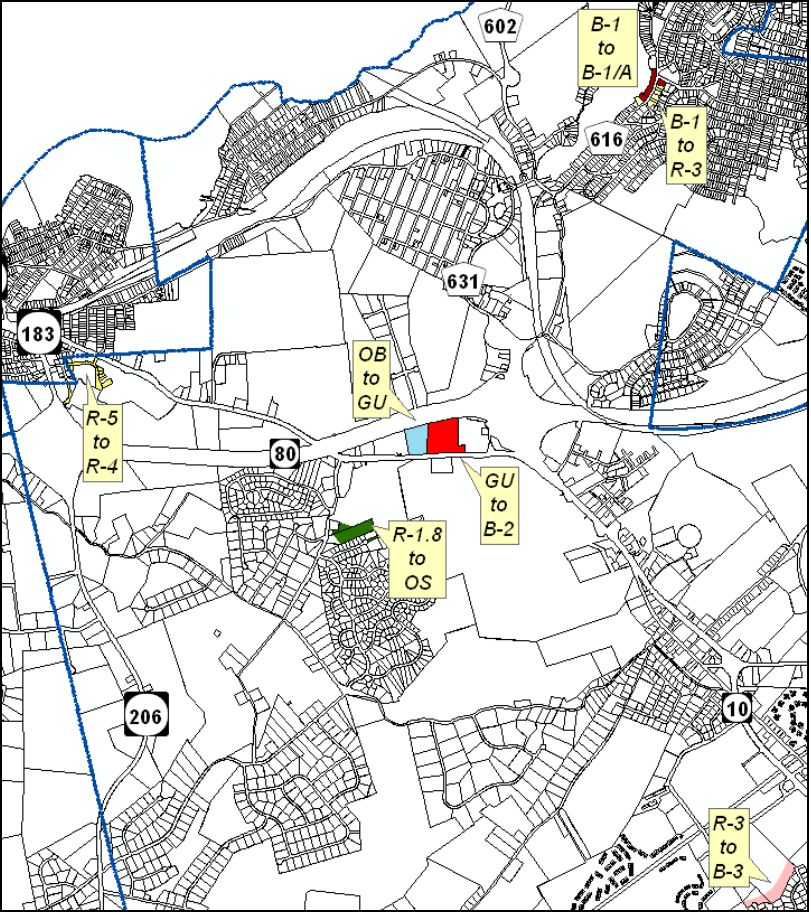
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Pequannock	2010-37	12/28/2010	<p>Amend the Zoning Map to rezone various properties from the PRD - Planned Residential Development District to various single family districts (R-22, R-45 and R-87). The PRD District permits townhouses and multi-family at 4 units per acre on a 100 acre tract. The PRD District is the site of "The Glens" townhouse complex (a large portion of this tract remains wooded). The properties targeted for rezoning have single family uses. According to Morris County records, the three easternmost properties are already in the R-22 District.</p> 	As part of this review, staff noted several properties incorrectly identified in the ordinance and informed the municipality.

Zoning Ordinances Adopted: December 2010

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Hanover	30-2010	12/14/10	<p>Amend the Land Use and Development Regulations to allow more flexibility and intensity in the development of limited recreational and open-air uses in the I-B Industrial-Business District. The changes include the following:</p> <ul style="list-style-type: none"> • Batting cages, miniature golf and golf driving ranges and accessory uses are added to the list of permitted recreational and open-air uses in the I-B District. • The maximum floor area of the principal building for such uses is increased from 5,000 square feet to 30,000 square feet. • The maximum height is increased from 28 feet (the maximum that applied to all uses in the I-B District) to 45 feet for such uses, and up to 65 feet if the building must be elevated due to flood plain constraints (the existing 28 foot limit would still apply to all other uses). • The outdoor dining area permitted as an accessory use is increased from a maximum of 50 seats to a maximum of 100 seats. 	
Township of Montville	2010-41	12/16/10	Amend the Land Use Ordinance to specify that a Minor Lot Grading Plan for land disturbance of less than 5,000 square feet of surface area, or for land disturbances not requiring a Grading Plan, or for construction of a retaining wall under four feet in height, may be required if the Township Engineer determines that related circumstances are a cause of concern that will require analysis.	
Borough of Morris Plains	13-2010	12/21/10	Amend the Land Development Regulations to repeal the requirement that wall signs in the C-1 Zone be uniform in terms of style, height, design and materials.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Riverdale	13-2010	12/22/10	<p>Amend the Zoning Map to place Block 26, Lot 21.03 entirely within the PO-1 Professional Office District (under existing zoning, the western one-fourth of the property, with frontage on the street, is in the PO-1 District, while the rear three-fourths of the property is in the I-1 Industrial Park District). The property in question is 2.6 acres in size and located at 83 Newark Pompton Turnpike and, according to tax records, is a commercial use. The larger surrounding area to the south and east is dominated by various commercial and industrial uses as well as a National Guard Armory. Toward the north and west are small lot single family homes</p> <p>The PO-1 District permits single family homes on 7,500 square foot lots and professional and business offices, either in new buildings or conversions of existing buildings, on 15,000 square foot lots with a maximum building coverage of 15% and a maximum height of three stories. The I-1 District permits various industrial uses as well as offices on one acre lots with a maximum building coverage of 50% and a maximum height of two stories.</p> 	
Township of Roxbury	21-10	12/22/10	<p>Amend the Zoning Regulations so that if an existing principal structure is located within a required side yard setback, the side yard setback may be reduced by 10% of the requirement of the zone (under existing regulations, such setbacks may not be further reduced). This is in keeping with the recommendation of the Land Use Plan Element Update adopted September 16, 2009.</p>	

Zoning Ordinances Defeated: December 2010

Municipality	Ordinance #	Date Filed	Summary	Staff Comments
Township of Roxbury	20-10	12/22/10	<p>This ordinance was introduced this month, but was then defeated. It would have amended the Zoning Map to make a wide variety of changes (see below). The stated purpose is to address Zoning Map amendments which are inconsistent with Ordinance 02-05 (adopted in February 2005) and the Settlement Agreement from April 2005 regarding <u>Roxbury 80 LLC v Township Of Roxbury</u>. Ordinance 02-05 added Age-Restricted Condominiums as a permitted use in the R-5 District.</p> 	<p>The ordinance calls for several lots to be rezoned from R-5 to R-4; however these lots are already classified as R-4 in Morris County GIS. Nevertheless, Township Planner Russell Stern states that these lots are currently zoned R-5 (four of these 16 lots are missing from GIS parcels).</p> <p>Although the stated purpose is to address inconsistencies with Ordinance 02-05, only one of the seven groupings of zone changes affects the R-5 District (the subject of Ordinance 02-05). That same grouping affects lots adjacent to the lots involved in the Settlement Agreement.</p>

Proposed Ordinances Received: 4

Adopted Ordinances Received: 5

Zoning Ordinances Defeated: 1

Total Ordinances Processed: 10

Advisory, Consultative, and Deliberative